

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**January 24<sup>th</sup>, 2018**  
***Summary Agenda-Minutes***

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

**1. Roll Call.**

**Present: Mr. D. Perez, Mr. Tundidor, Mr. Cabrera, Mr. O. Perez, Mr. Suarez, Mr. Casanova**

**Absent: Mr. Sanchez**

**2. Approval of Planning and Zoning Board Summary Agenda of January 10<sup>th</sup>, 2018 as submitted.**

**Motion to Approve: Mr. Suarez; Second: Mr. Casanova**

**Approved: 6-0**

*Item Approved*

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, FEBRUARY 27<sup>TH</sup>, 2018.**

3. **Final Decision** to adjust a distance separation to 10 feet, where 20 feet is the minimum required between an existing 282.55 square feet accessory building and the main residence, allow rear setback of 5.33 feet, where 7.5 feet is the minimum required for the existing accessory building. Property located at 4540 East 8<sup>th</sup> Court, Hialeah, zoned R-1 (One Family District).

**Applicant: Angel R. Martinez & Felicia Diaz Gomez**

**Planner's recommendation: Denial**

***REQUESTING TO TABLE ITEM UNTIL FEBRAURY 14<sup>TH</sup>, 2018***

**Motion to Table Item: Mr. Suarez; Second: Mr. O. Perez**

**Approved: 6-0**

*Item Tabled*

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, FEBRUARY 13<sup>TH</sup>, 2018.**

4. **Repeal and rescind** City of Hialeah, Florida Ordinance 1981-71 dated 6-23-1981 that allowed two living units on property zoned R-1. Request to rezone the property from R-1 (One Family District) to R-2 (One-and-Two Family Residential) to allow the conversion of the two-unit existing single family house into a duplex; variance permit to allow total lot coverage of 33.5%, where 30% is the maximum allowed, and to allow an interior south side setback to 7.5 feet, where 8 feet is the minimum required. Property located at 4451 East 8<sup>th</sup> Court, Hialeah, zoned R-1 (One Family District).

**Applicant: Sara Chong**

**Planner's recommendation: Denial**

**Motion to Table Item: Mr. Tundidor; Second: Mr. O. Perez**

**Approved: 6-0**

*Item Tabled*

5. **Conditional Use Permit (CUP)** to allow the expansion of an existing school. Property located at 2590 West 76<sup>th</sup> Street, 7590 West 24<sup>th</sup> Avenue, 7400 West 24<sup>th</sup> Avenue and 2501 West 74<sup>th</sup> Street, Hialeah, zoned R-1 (One Family District).

**Applicant: City of Hialeah Education Academy, Inc.**

**Planner's recommendation: Approval**

***TABLED ITEM FROM JANUARY 10<sup>TH</sup>, 2018***

**Motion to Remove from Table: Mr. Casanova; Second: Mr. Tundidor**

**Approved: 6-0**

*Motion Approved*

**Motion to Approve: Mr. Tundidor; Second: Mr. Casanova & Mr. Cabrera**

**Approved: 6-0**

*Item Approved*

6. **Special Use Permit (SUP)** to allow the expansion of the Neighborhood Business District Overlay regulations to allow the development of the site with a 30 unit apartment building and variance permit to allow 80% of the units to have less than 850 square feet, where 90% of the units are required to have a minimum area of 850 square feet; allow front and street side setback of 5 feet 8 inches, where 10 feet is the minimum required for the base of the building; allow 2 inches front and side setbacks for the middle and cap of

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the building, where 22 feet and 34 feet are the minimum required; allow 4 feet rear setback for the middle and cap of the building, where 22 feet and 28 feet are the minimum required; allow 43 parking spaces, where 68 parking spaces are required and allow no pervious area, where 20% is the minimum required. Property located at 800 Palm Avenue, Hialeah, zoned CR (Commercial Residential).

**Applicant: Ceasar Mestre Esq., on behalf of 800 Palm Ave, LLC**

**Planner's recommendation: Denial**

***APPLICANT REQUESTED TO TABLE ITEM***

**Motion to Table Item: Mr. Tundidor; Second: Mr. Casanova**

**Approved: 6-0**

*Item Tabled*

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

**7. FINAL PLAT OF AQUABELLA SECTION II**

**Motion to Approve: Mr. O. Perez; Second: Mr. Casanova**

**Approved: 6-0**

*Item Approved*

**8. TENTATIVE PLAT OF AQUABELLA NORTH**

**Motion to Approve: Mr. Tundidor; Second: Mr. Casanova**

**Approved: 6-0**

*Item Approved*

**9. Old Business. None**

**10. New Business. None**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

**If you decide to appeal any decision made by the board, with respect to any matter considered at the meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**